



July 7, 2023

Henry Schoenhoff
City of Aurora
15151 E. Alameda Parkway, Suite 5200
Aurora, CO 80012

**Re: Letter of Introduction
Fine Point Business Park Site Plan**

Dear Mr. Schoenhoff,

Please accept this letter as our introduction to the City of Aurora of the proposed Site Plan within the Fine Point Business Park. We have attached hereto a conceptual site plan showing the location of the two proposed buildings and associated public and private infrastructure. The project will generally be known as Fine Point Business Park Phase One and is being developed by Ambrose Property Group.

To provide some background, Ambrose Property Group specializes in real estate solutions for e-commerce and industrial needs by focusing on warehouse and distribution facilities. Their portfolio spans some of the top industrial markets offering bulk regional distribution centers and other key industrial facilities. Currently, Ambrose Property Group is developing properties in the Denver Metro area including a nearby project at E 64th Avenue and Powhaton Road and the planned facility in Aurora will join their continually growing network of Class A distribution space in the US. Ambrose Property Group owns and operates its real estate and takes great pride in the investment and long term commitment made in the community.

The Fine Point Business Park Phase One project consists of a portion of one parcel within the City of Aurora (Parcel ID 0181900000018). The site is currently vacant agricultural land totaling ± 29.9 acres located directly northeast of the termination of E. 58th Avenue, adjacent to Powhaton Road. The proposed Site Plan complies with the Fine Point Business Park FDP amendment that is currently under review. The Site Plan proposes industrial uses in FDP amendment planning areas PA-1A, PA-1B, and PA-2.

The site will be fully served by Aurora Water with potable water and sanitary sewer with the additional of infrastructure proposed by the project. Stormwater treatment will be constructed with the project. Public access roadways exist (Powhaton Road) and will be constructed (East 58th Avenue).

We appreciate your attention to this project and look forward to meeting with you and working with your staff to fully entitle and build this project in the City of Aurora. Should you have any questions please contact me at (303) 974-3625.

Best Regards,

A handwritten signature in black ink, appearing to read 'Brad Cooney'.

Brad Cooney, P.E.

Kimley-Horn and Associates, Inc.